



**TOWN OF COLMA  
MUNICIPAL CODE**

**CHAPTER FIVE: PLANNING, ZONING, USE, DEVELOPMENT OF LAND AND IMPROVEMENTS**

**Subchapter Three: R Zone**

**5.03.070 "R" Zone.**

- (a) The following uses are permitted on land located within the "R" Zone:
- (1) A single family dwelling;
  - (2) A "small family day care home", as defined in the Health and Safety Code providing family day care to six or fewer children; and
  - (3) Second dwelling units.
- (b) The following uses may be permitted in the "R" Zone upon issuance of a use permit in accordance with the procedures hereinafter set forth:
- (1) A multiple dwelling up to six units, provided that the proposed residential density does not exceed that specified in the Colma General Plan;
  - (2) Residential Planned Development on land identified in the Colma General Plan as suitable for residential uses, provided the proposed residential density does not exceed that specified in the Colma General Plan;
  - (3) Home office use;
- (c) The following use, Large Family Day Care Home, may be administratively permitted in the "R" Zone by the City Planner in accordance with the procedures set forth in Section 5.03.320 of this Code and the provisions of Health and Safety Code Section 1597.46(a)(3). The application for such use permit shall be reviewed and decided by the City Planner who shall grant said permit if the Large Family Day Care Home complies with the requirements set forth herein, relating to such homes and complies with applicable state fire regulations. Not less than ten (10) days prior to the date on which the decision will be made, the City Planner shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a 100-foot radius of the exterior boundaries of the proposed large family day care home. No hearing on the application shall be held prior to the decision unless a hearing is requested by the applicant or other affected person. The decision may be appealed by the applicant or other affected person and the appellant shall pay the cost, if any, of the appeal. In addition to the requirements generally applicable in the "R" Zone, the following requirements apply to Large Family Day Care Homes:
- (1) **Concentration:** No more than one (1) Large Family Day Care Home may be established within a 500-foot radius of another such use.
  - (2) **Traffic Control/Parking:** A Large Family Day Care Home may not have frontage on a street recognized in the Colma General Plan as an arterial or collector street. The Home must have a minimum of one curb space and one driveway space available during drop-off (7:00 a.m. - 9:00 a.m.) and pick-up (4:00 p.m. - 6:00 p.m.) hours.

(3) Noise: Outdoor play areas may be used only between 10:00 a.m. and 7:00 p.m.

(4) Building Code/Fire Code: Home must have evacuation plan and regular instructional drills for the children. Smoke alarms and fire extinguishers shall be provided in accordance with standards adopted by the State Fire Marshal.

(d) Accessory buildings may be permitted in the "R" zone as follows:

(1) An accessory building less than 120 square feet in projected roof area and less than six feet in height is generally permitted on residential lots in the "R" zone and is not subject to setback requirements provided that such accessory building meets each of the following requirements: (A) the accessory building is not placed between any section of the front wall or foundation of the residence and the front property line, and (B) the aggregate floor area of all such accessory buildings on a single residential parcel does not exceed 120 square feet;

(2) An accessory building not meeting the requirements of the preceding paragraph may be administratively permitted by the City Planner in accordance with the procedures set forth in Section 5.03.520 of this Code provided that the Planner makes the findings for a use permit set forth in section 5.03.410 of this Code and, that the accessory building meets each of the following requirements: (A) each accessory building that exceeds 120 square feet in area or is greater than six feet tall must comply with the setback requirements applicable to buildings in the "R" zone; (B) the aggregate floor area of all accessory buildings on the lot may not exceed 25% of the rear yard; and (C) the accessory building meets each of the following design requirements: (i) the accessory building shall conform to each restriction set forth in section 5.03.250 for the dwelling unit on the parcel; (ii) the design of and materials used for that accessory building shall be consistent with the design of and materials used in the dwelling unit on the lot; and (iii) the accessory building shall be sited to protect the privacy and quiet enjoyment of neighboring properties and shall minimize impacts of noise, light, glare, and traffic on neighboring properties.

[History: formerly § 5.313, ORD. 234, 3/14/79; ORD. 346, 3/11/87; ORD. 442, 10/14/92; ORD. 425, 7/10/91; ORD. 600 6/11/03; ORD.617, 6/16/04; ORD. 638, 12/14/05]

#### **5.03.250 Restrictions Applicable to "R" Zone.**

(a) All land within the "R" Zone, except as provided in subparagraph (5) below, shall be subject to the following area requirements:

(1) The front yard shall have a depth of not less than fifteen (15) feet from property line to front line of the building;

(2) The side yard shall be not less than 10 per cent of the width of the lot or 10 feet, whichever is the lesser;

(3) The rear yard shall be not less than 25 per cent of the total area of the lot, but such rear yard need not exceed 25 feet; save and except any "R" Zone located in that portion of Colma bounded by F Street, Hillside Boulevard, El Camino Real, and the northern boundary of the Town of Colma, in which area the rear yard shall have a depth of not less than 15 feet from property line to rear line of the building with respect to the first story of the building, and a depth of not less than 25 feet from property line to the rear line of any portion of the building above the first story. The one-story portion of a building which extends less than 25 feet from the rear property line shall have a pitched roof, and the space above the roof shall not be used for a roof deck, balcony or other similar purpose.

(4) Every lot shall have a minimum average width of 33-1/3 feet and a depth of not less than 100 feet.

(5) Notwithstanding the setback requirements of subparagraphs (1), (2), and (3) above, the distance between the vehicle entry of any covered parking structure to the property line shall be not less than 19 feet.

(6) Notwithstanding the area requirements of subparagraphs (1), (2), (3) and (4) above, the City Council may waive one or more of the area requirements upon finding all of the following:

- (A) That there be two or more dwellings constructed prior to January 1, 1990 on a single parcel without common walls;
- (B) That it would be beneficial to the neighborhood to have each dwelling on a separate parcel;
- (C) That the parcel cannot be reasonably divided and still meet all of the foregoing area requirements; and
- (D) That the waiver will not tend to increase the density of use.

(b) The minimum number of off-street parking spaces as defined in section 5.01.080 shall be as hereinafter set forth:

(1) For all units constructed after March 1, 1988 off-street parking spaces shall be as set forth in the following table:

Residence Type	Spaces Required		Total
	Covered	Uncovered	
<b>Single Family Dwelling:</b>			
Up to 4 Bedrooms	2		2
Over 4 Bedrooms: add .5 covered for each additional bedroom			
<b>Multiple Units:</b>			
Studio	1	.5	1.5
1 Bedroom	1	.5	1.5
2-4 Bedrooms	1	1	2
Over 4 Bedrooms add.5 covered or uncovered For each additional bedroom			

(2) Additions and Remodeling of Residential Structures. Residential structures existing prior to March 1, 1988, or for which a use permit was issued prior to March 1, 1988, complying with previous law which required only 1 covered parking space for a single-family dwelling or for a multiple dwelling unit having 0 or 1 bedrooms, and 1.5 covered parking spaces for each multiple dwelling unit having 2 or more bedrooms, shall not be required to provide additional parking in compliance with the standards of Section (1) above because of repair, restoration, additions, or remodeling of such units except as follows:

- (A) If additional bedrooms are added to such existing dwelling units, additional parking must be added at the rate of one-half (1/2) space per bedroom for each bedroom exceeding the total, existing and added, of 4 bedrooms. The additional parking required may be uncovered.

(B) Additional units may be added to an existing structure provided off-street parking is added to meet the minimum standards for the new unit.

(3) Tandem parking is permitted provided tandem spaces are solely for the use of an individual unit. Tandem parking is not permitted where such spaces are required for two or more separate units.

(4) A bedroom for the purposes of these requirements is a room used as a bedroom or designed to be used as a bedroom. In the event of a dispute as to whether or not a room is a bedroom, determination shall be made by the City Planner based on the foregoing standard.

(5) If the total number of parking spaces required includes a fraction, the requirement shall be the next full number. For example, if the requirement is 4.5 spaces, 5 spaces shall be required.

(6) For all single-family residential units constructed, replaced or to which a second story is added after October 8, 2003, the covered parking spaces required by this

section 5.03.250 must be enclosed by walls and a lockable vehicle entry door, and must meet the following minimum dimensions, excluding areas designed or used for stairs, utility closets, and major appliances:

(A) Eleven feet (11') wide and twenty feet (20') long, where one covered parking space is required;

(B) Twenty feet (20') wide and twenty feet (20') long, where two covered parking spaces is required.

(c) No building may exceed a height of thirty-six (36) feet in the "R" district.

(d) All buildings must be built to the specifications of the Uniform Building Code or with respect to a mobile home containing exclusively a single dwelling unit; be built to the Federal Department of Housing and Urban Development construction standards, on a permanent foundation system, pursuant to section 18551 of the Health and Safety Code of California.

(e) All single-family dwellings shall be subject to the following restrictions:

(1) They shall have a minimum width of 20 feet as measured by the narrowest elevation;

(2) They shall not have siding which is highly reflective;

(3) They shall not have finished roofing material which is highly reflective except for the employment of solar energy devices;

(4) Exterior covering material shall extend to finish grade; except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation;

(5) Shall have a roof with a pitch not less than two inch vertical rise for each twelve inches of horizontal run, unless, upon application to the City Planner, the City Planner finds that a flatter roof style would be compatible with the surrounding neighborhood;

(6) They shall have screening provided for all mechanical and electrical equipment so that such equipment is not visible from the public right-of-way. For roof and wall-mounted equipment, the screening shall be an integral part of the building design. They shall not use screening material which is highly reflective or incompatible with siding material.

- (f) Communications structures shall not be allowed in any Residential District.
- (g) A second dwelling unit shall be permitted in the "R" zone, subject to the standards and restrictions set forth elsewhere in this Zoning Code.

*[History: formerly § 5.331, ORD. 234, 3/14/79; ORD. 298, 6/13/84; ORD. 280, 1/12/83; ORD. 304, 10/10/84; ORD. 309, 2/13/85; ORD. 319, 5/8/85; ORD. 367, 4/13/88; ORD. 404, 11/08/89; ORD. 463, 11/10/93; ORD. 480, 5/10/95; ORD. 600, 6/25/03; ORD. 608, 12/10/03; ORD. 638, 12/14/05]*